

046.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,175,700 / 1,175,700

APPRAISED:

1,175,700 / 1,175,700

USE VALUE:

1,175,700 / 1,175,700

ASSESSED:

1,175,700 / 1,175,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
116-122		FRANKLIN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: UPLAND REALTY LLC	
Owner 2:	
Owner 3:	

Street 1: 15 RYDER STREET	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: N
	Type:

PREVIOUS OWNER
Owner 1: MCKENNA STEPHEN J & -
Owner 2: CONNEELY MARTIN KEVIN -
Street 1: 15 RYDER STREET
Twn/Cty: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .161 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1910, having primarily Aluminum Exterior and 3440 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 18 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

111 Apts. 4-8	7021	Sq. Ft.	Site	0	80.	0.90	1										504,507			504,500
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**IN PROCESS APPRAISAL SUMMARY**

Use Code Land Size Building Value Yard Items Land Value Total Value							Legal Description			User Acct	
111	7021.000	671,200			504,500	1,175,700				32734	
Total Card	0.161	671,200			504,500	1,175,700	Entered Lot Size			GIS Ref	
Total Parcel	0.161	671,200			504,500	1,175,700	Total Land:			GIS Ref	
Source: Market Adj Cost		Total Value per SQ unit /Card: 341.77			/Parcel: 341.77		Land Unit Type:			Insp Date	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	671,200	0	7,021.	504,500	1,175,700		Year end	12/23/2021
2021	111	FV	671,200	0	7,021.	504,500	1,175,700		Year End Roll	12/10/2020
2020	111	FV	637,100	0	7,021.	504,500	1,141,600	1,141,600	Year End Roll	12/18/2019
2019	111	FV	560,900	0	7,021.	536,000	1,096,900	1,096,900	Year End Roll	1/3/2019
2018	111	FV	560,900	0	7,021.	391,000	951,900	951,900	Year End Roll	12/20/2017
2017	111	FV	527,000	0	7,021.	340,500	867,500	867,500	Year End Roll	1/3/2017
2016	111	FV	527,000	0	7,021.	290,100	817,100	817,100	Year End	1/4/2016
2015	111	FV	357,100	0	7,021.	283,800	640,900	640,900	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
MCKENNA STEPHEN	68447-50		11/21/2016	Convenience		99	No	No		3911
UPLAND REALTY L	68447-30		11/21/2016	Convenience		99	No	No		
MCKENNA STEPHEN	62849-163		10/29/2013	Convenience		99	No	No		
BADARACCO MARIA	62849-143		10/29/2013		850,000	No	No	N		
	9718-249		1/1/1901	Family						

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/15/2021	I & E Return								MM	Mary M		
10/31/2018	MEAS&NOTICE								HS	Hanne S		
2/14/2017	I & E Return								EMK	Ellen K		
4/30/2014	External Ins								PC	PHIL C		
4/1/2009	Measured								201	PATRIOT		
1/9/2009	Meas/Inspect								336	PATRIOT		
3/28/2000	Inspected								264	PATRIOT		
3/9/2000	Measured								263	PATRIOT		
11/1/1991									PM	Peter M		

Sign: VERIFICATION OF VISIT NOT DATA / / /



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 20 - Apts 4-8				Full Bath: 4	Rating: Good												
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 4	Total: 4			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 3 - Aluminum				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Roof Cover: 1 - Asphalt Shgl				Kits: 4	Rating: Good			1st Res Grid	Desc: Line 1	# Units 2							
Color: GREY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1910	Eff Yr Blt: 1990			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct:	Fact: .			Floor:				Totals	RMS: 18	BRs: 8	Baths: 4	HB					
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: GD - Good	10.	%											
Prim Int Wal 2 - Plaster				Functional:		%											
Sec Int Wall:	%			Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors:	%			Total:	10.6	%											
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ: 140.00													
Bsmnt Gar:				Size Adj.: 0.95523250													
Electric: 3 - Typical				Const Adj.: 1.00989902													
Insulation: 2 - Typical				Adj \$ / SQ: 135.056													
Int vs Ext: S				Other Features: 213500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000													
# Heat Sys: 4				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 750789													
% Com Wal	% Sprinkled			Depreciation: 79584													
				Depreciated Total: 671205													
<b>MOBILE HOME</b>				Make:				Serial #:				Year:		Color:			
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 046.0-0004-0001.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2017	0.00	T	1.6	111					
More: N				Total Yard Items:				Total Special Features:				Total:					


